

# **PROJECT NARRATIVE**

## **DHL / PERIMETER CENTER: NEW OFFICE BUILDING**

### **NWC BELL ROAD & LOOP 101**

This request is for approval of a new 2-story office building at the northwest corner of Bell Road and the Loop 101 Freeway. The 16.6 acre site is the current location of 2 existing, 2-story office buildings approved by the Board on August 24, 2000. Those buildings are located in the center of the site with parking situated on the sides of the buildings.

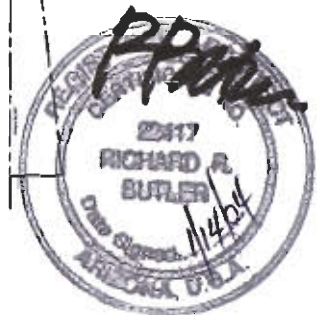
To respond to the growing needs of the major building tenant: DHL, the owner plans to build a new 2-story 66,500 +/- square foot office building in the southwest corner of the site, along the Bell Road frontage. The building will be located in the existing parking field however, a below grade parking structure will be constructed under the new building. Site access points will remain unchanged with no driveways off Bell Road or the freeway frontage road. Existing tree-lined pedestrian connections and open space setbacks will be maintained.

The existing buildings contain contemporary design elements using a combination of split faced masonry and concrete in 3 varying color tones with recessed windows and accent fin walls. The new building will follow the theme established by the existing buildings using a split faced wainscot and concrete walls with colors to match existing. Accent fin walls pop-out along the Bell Road elevation to add interest and break up the wall plane.

Landscape materials will be added around the building to soften its edges. Placement of vegetation north of the building will be located in such a manner as to avoid conflicts with the underground parking structure.

The currently parking requirement for the site is @ 744 spaces. Over 1000 parking spaces are provided on-site. Parking needs for the new building will be met with the existing surplus parking plus the new underground spaces. Parking lot landscape and open space requirements are being exceeded.

1/14/2004

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68-DR-2000#2  
1/14/2004



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



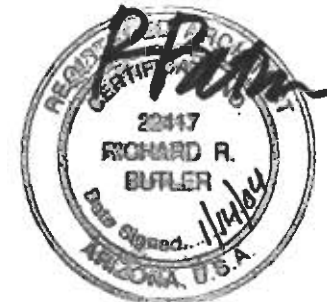
SOUTH ELEVATION



**PERIMETER CENTER OFFICE BUILDING**

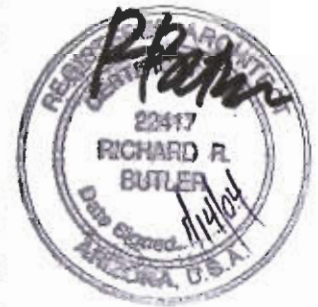
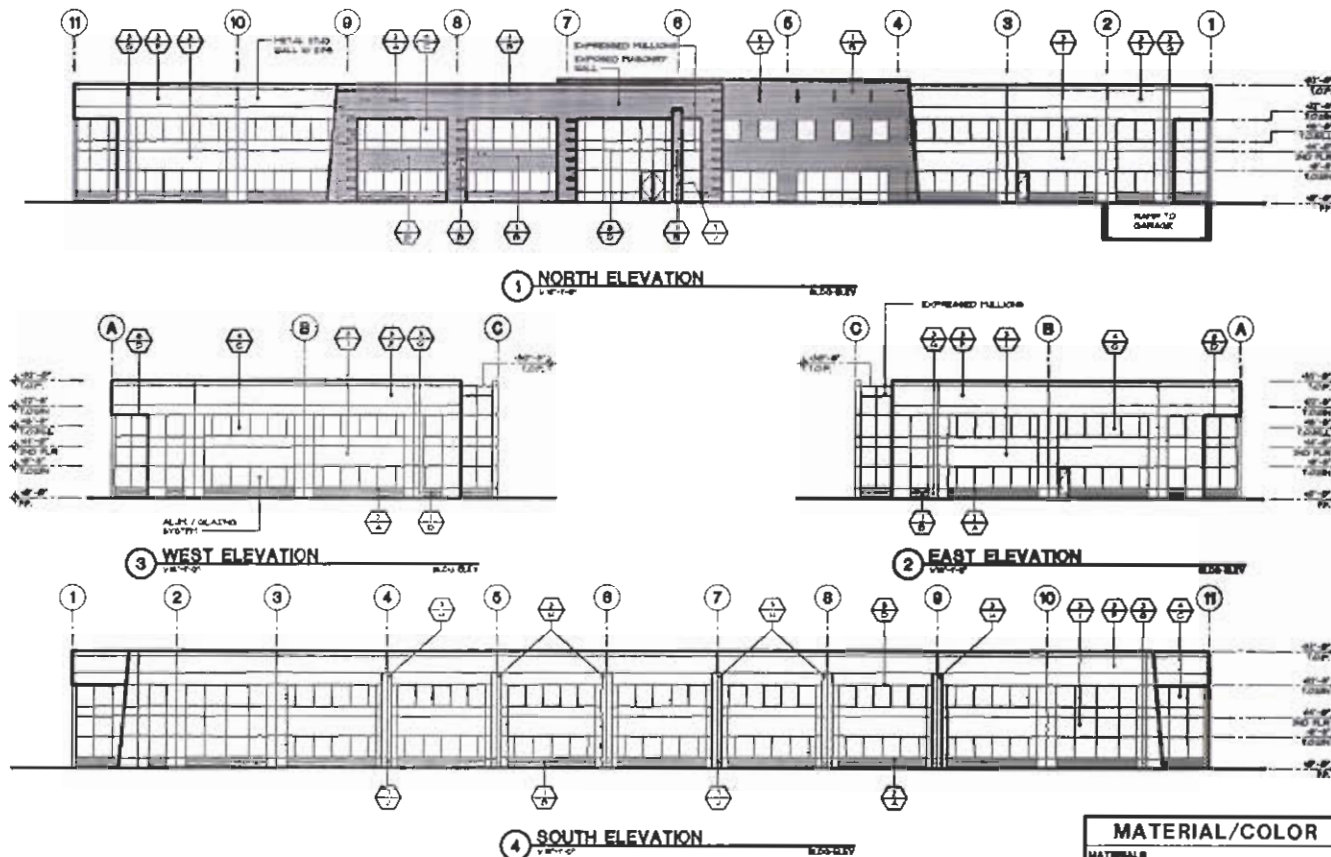
LOOP 101 & BELL ROAD  
SCOTTSDALE, ARIZONA

03168  
01/29/04





68-DR-2000#2  
1/14/2004



MATERIAL/COLOR SCHEDULE	
MATERIALS	FINISH / COLOR
1. SPLIT FACE MASONRY	A. "VENIS BROWN" BY 180" YAVAPAI BLOCK CO.
2. SMOOTH FACE MASONRY	B. "VALLEY" BY 180" YAVAPAI BLOCK CO.
3. METAL STUD WALL WITH EPS FILL	C. "GRAT" BY VERACON (ORSH PERFORMANCE)
4. 1" HOLLOW GLAZING	D. "PHANTOM 100" 100-1 LBY 6 BY PITTSBURGH PAINT
5. 6" SOLID "HILLS"	E. "PHANTOM 100" 100-1 LBY 6 BY PITTSBURGH PAINT
6. RECESSED SMOOTH BLOCK ACCENTS	F. "TEMA TAPES" 100 1003 BY DUNN EDWARDS
7. SLATE VENEER	G. "DURRY CHAMP" 100 1003 BY DUNN EDWARDS
8. ALUMINUM WINDOW WALL SYSTEM CUSTOM "VALLEY" COLOR	H. "VALLEY FLOOR" 100 1003 BY DUNN EDWARDS
9. SOLID QUARTZ "ICE" 100 1003 BY DUNN EDWARDS	I. "SOLID QUARTZ" 100 1003 BY DUNN EDWARDS
10. "SPLIT FACE" BLOCK SLATE BY ARIZONA TILE GROUP - C-COLOR "B" BLACK	J. "SPLIT FACE" BLOCK SLATE BY ARIZONA TILE GROUP - C-COLOR "B" BLACK

DEVELOPED BY  
DESERT TROON COMPANIES

# PERIMETER CENTER OFFICE BUILDING SCOTTSDALE, ARIZONA

03166  
10-14-04

